

SEATTLE'S COMPREHENSIVE PLAN 10-YEAR UPDATE

Supplemental Information

Amendments and Conditions Added by City Council Resolution 30662

Summary

This document describes proposed Comprehensive Plan amendments recently added by the City Council to those to be considered during 2004. It also describes conditions added by the Council for some amendments already under consideration. The information provided below is not contained in the Department of Planning and Development (DPD) *City Staff Recommended Amendments* because it was not available when the DPD recommendations were prepared.

This document also provides information about how to comment on the information below and additional policy language that will be available in May.

Please note that the inclusion of amendments for consideration by the Council does not constitute a decision on the merits of the amendments, which will be reviewed and acted upon by the Council in the fall of this year.

Further Information and Opportunity to Comment

Comments

Comments on the information presented below and on documents to be available by May 4 will be accepted at the public meetings sponsored by DPD and the Planning Commission in April and May.

In addition, written comments on the information below and the documents to be available in May will be accepted through May 28. Please send written comments so they will be received by 5:00 p.m. on May 28 at the following address:

Councilmember Peter Steinbrueck
Legislative Department
600 Fourth Avenue Floor 2
PO Box 34025
Seattle, WA 98124-4025

If you wish to be on the City's mailing list regarding the 2004 Comprehensive Plan amendments, please indicate so in writing to Councilmember Steinbrueck.

2004 Comprehensive Plan Amendments Supplemental Information

For more information on the upcoming public meetings or the City staff proposed amendments to Seattle's Comprehensive Plan, go to DPD's website at www.seattle.gov/dpd/planning/comprehensive/CPupdate.htm or contact: Lish Whitson, DPD Senior Planner 206-233-0079 compplan@seattle.gov

If you have questions about the City Council resolution, or process, please contact Bob Morgan, City Council Central Staff, at 684-8150, or at bob.morgan@seattle.gov.

Documents

As noted in the information presented below, several documents are under development and will be available for public review by Tuesday, May 4. The documents will provide policy language for the following proposed amendments:

- Goals and strategies for the long-term health of city creeks;
- Northgate Area Comprehensive (Neighborhood) Plan goals and policies; and
- Sustainability measures.

Also, specific language for goals for living closer to work (see item I. 3. below) will be made available as soon as census data for this purpose is available; this is expected in May.

The documents will be available at the following locations:

- Department of Planning and Development's (DPD) Public Resource Center, 700 Fifth Avenue, Suite 2000 in the Key Tower, (206) 684-8467. The Public Resource Center is open 8:00 a.m. to 5:00 p.m. on Monday, Wednesday, Thursday, Friday and 10:00 a.m. to 5:00 p.m. on Tuesday.
- Review copies will also be available at Neighborhood Service Centers, and the City's branch libraries.
- The documents will also be posted for viewing or downloading on DPD's website at <http://www.seattle.gov/dclu/planning/comprehensive/CPupdate.htm>, and on the City Council's webpage for the City Council's Urban Development and Planning Committee at <http://www.cityofseattle.net/council/committees/CommitteeLandl.htm>.



Background

On March 24, 2004, the City Council adopted Resolution 30662, which identifies what amendments will be given further consideration during the 2004 ten-year update of the Comprehensive Plan.¹

In its action on Resolution 30662 the City Council agreed to consider some amendments that were not known by the Department of Planning and Development (DPD) when the *City Staff Recommended Amendments* for the ten-year Comprehensive Plan update were developed. The information in part I., below, describes amendments that are on the docket, but not covered by the DPD *City Staff Recommended Amendments*.

Note that the Council's decision to keep or place an amendment on the docket for consideration in 2004 is not a decision on the merits of the amendment. The Council will decide on the merits of Comprehensive Plan amendments when it takes final action in the fall. The purpose of the docket setting process is to make the most efficient use of City resources by screening-out any amendments that are not appropriate for the Comprehensive Plan, clearly illegal, or cannot practically be considered this year. In this later category are amendments that are not ripe for decision, for which critical information is not likely to be available, or those for which City staff resources are not available to conduct the needed analysis.

Also, Resolution 30662 establishes a number of conditions for consideration of some of the amendments already on the table. These conditions are described in part II below. Resolution 30662 is attached to this document as Attachment 2.

I. Proposed 2004 Amendments on the Docket in Resolution 30662 but Not Addressed in the DPD *City Staff Recommended Amendments*:

1. Goals & Strategies for City Creeks Add to the Environment Element goals and strategies for the long-term health of City creeks as part of overall watershed plans. The proposed goals and policies are to include: reduce ongoing flooding and property damage caused by creek degradation; improve fish and wildlife habitat; maintain and enhance Seattle's water systems; improve water quality; reduce existing barriers for fish in creeks that can sustain them; promote salmon recovery, and reduce pesticide in creeks.

Language for the proposed goals and strategies is currently being developed. A draft of specific language will be circulated for public review by May 4.

¹ This resolution was adopted according to the procedures for amending the Comprehensive Plan set forth in Resolution 30412, October 15, 2001.
Morgan/Herzfeld - April 19, 2004

2. View Policy Add the following statement of the City's overall policy on view protection:

Seek to preserve views through:

- a. Land use regulations that address view impacts with height, bulk, scale, view corridor and design review provisions;
 - b. Zoning policy that considers the effect of zone designations on views, with special emphasis on protection of views related to shoreline areas; and
 - c. Application of adopted environmental policy to protect public views, including views of mountains, major bodies of water, designated landmarks and the Downtown skyline, in review of development projects.
3. Goals for Living Closer to Work Establish goals for the maximum percentage of employees in urban centers and villages that commute from outside of the City and for the percent of workers in urban centers and villages that live within the urban center or village, in order to encourage living closer to work.

Language for this amendment cannot be completed until 2000 census data for the residence and work locations of employees are available. This information is expected to be available in May 2004. Language for this amendment will be circulated for public review when the census data is available.

4. Strengthen Historic Preservation Goals and Policies Strengthen the City's goals and policies for historic preservation in the Cultural Resources Element and add policies that encourage historic preservation in other appropriate Plan elements, including the Economic Development, Environment, Capital Facilities, Housing, Land Use and Neighborhood Planning Elements.

See draft goals and policies in Attachment 1.

5. Sustainability Measures Include sustainability measures in the proposal to more fully incorporate sustainability policies in the Environment Element.

A draft of specific language will be circulated for public review by May 4.

In addition, Councilmember Steinbrueck requests consideration of changing the title of the Environment Element to the Sustainability Element.

6. Northgate Goals and Policies Resolution 30662 calls for revising the Neighborhood Planning Element to incorporate Northgate Area Comprehensive Plan (NACP) “goals and policies” into the Comprehensive Plan. Resolution 30642, adopted in December 2003, establishes a framework for actions to encourage progress toward the Northgate Area Comprehensive Plan vision, and also calls for incorporating “the relevant policies of the NACP into the Seattle Comprehensive Plan, as appropriate.” The DPD *City Staff Recommended Amendments* propose to incorporate only the vision statement of the NACP into the Comprehensive Plan. In response to these two Resolutions, Council Central Staff is proposing a list of appropriate NACP policies, incorporating minor amendments to comply with the Comprehensive Plan format. Goals from the vision statement would also be included.

These goals and policies will be available for review by May 4.

7. Consideration of Northgate Rezone Designate the block face on the north side of North 113th St. between Meridian and Corliss Avenues as appropriate for consideration of rezones, from a single-family designation to a Lowrise 1 (L-1) designation, by including the following policy among the Northgate Neighborhood Plan Goals and Policies:

Rezones of land on the north side of North 113th St. between Meridian and Corliss Avenues, from a single-family designation to a Lowrise 1 (L-1) designation may be considered.

Prior to final Council consideration of this proposal, the proponent should conduct a neighborhood review process, developed with the assistance of the City’s DPD and Department of Neighborhoods (DON)

II. Conditions Added for Consideration of Certain Amendments

In addition to placing the amendments described above on the docket for consideration, the City Council added conditions for some of the amendments already on the table as follows:

1. Consideration of potential annexation areas as Comprehensive Plan amendments is postponed until at least 2005. The Council expects that City review of annexation issues will continue through 2004 and beyond, but will not consider establishing potential annexation areas in the Comprehensive Plan before 2005. Resolution 30666 states that the Council will consider potential annexation areas in 2005 at the

earliest, depending on progress in meeting certain conditions set forth in the Resolution.

2. A number of conditions were established for consideration of the Port of Seattle's proposal to create an overlay zone north of Piers 90 and 91, in an area the Port refers to as "North Bay," in the Ballard Interbay North Seattle Manufacturing Industrial Center (BINMIC). Conditions include providing necessary information to evaluate the implications for the City's industrial lands, and conducting a neighborhood review process. (See paragraph V in Section II of Resolution 30662, in Attachment 2.)
3. The Council requested that all proposals that would amend neighborhood plan goals and policies in the Comprehensive Plan go through a neighborhood review process developed with the assistance of the City's Department of Planning and Development (DPD) and Department of Neighborhoods (DON).

Attachment 1

**Proposed Revisions to the Comprehensive Plan to Strengthen Goals and Policies for
Historic Preservation**

April 2, 2004

1. Cultural Resources Element

Add a new goal as follows:

Protect historic resources in Seattle neighborhoods by investigating new tools to encourage their re-use and rehabilitation, by maintaining and updating the City's historic resources survey and inventory, and by working with communities and historic preservation organizations.

2. Capital Facilities Element

Add a new goal as follows:

Recognize and protect valuable City-owned historic resources as a part of capital planning and maintenance.

Amend Goal CFG8: Incorporate sustainability principles and practices, including protection of historic resources, into the design, rehabilitation, and construction of City buildings and other types of capital facilities.

Amend Policy CF21: Consider social ~~and~~ health in capital facilities development, including protection of worker health, improved indoor environmental quality, protection of historic resources, and access to alternative transportation modes (e.g. public transit, bicycling, walking, etc.) and social services.

Amend the Capital Facilities Appendices to add information from the database of city historic resources to the inventory of existing capital facilities.

3. Economic Development Element

Amend Policy ED15: Recognize the importance of tourism and its support of international trade as well as its contribution to the health of the Seattle retail core. Recognize the important contribution of historic districts such as Pioneer Square and the Pike Place Market to tourism, and support the continued protection and enhancement of these districts.

Amend Policy ED35: Strive to maintain the economic health and importance of downtown as the economic center of the City and the region and home to many of Seattle's vital professional service firms, high technology companies, regional retail activity, as well as cultural, historic, entertainment, convention and tourist facilities.

Amend Policy ED38: Use cultural resources, such as public art and historic resources, as a tool for stimulating economic development in Seattle's neighborhoods, as these

resources provide attractions that can draw people to and enhance public perception of an area.

4. Neighborhood Planning Element

Amend Policy N17: Support and encourage the incorporation of cultural elements, such as public art and historic resources, in the implementation of neighborhood plans. In future planning efforts, include a broad range of creative skills to improve the value of the neighborhood projects.

5. Housing Element—No need for amendments; already has strong historic preservation policies.

6. Land Use Element

Amend Policy L287 (renumbered to Policy LU216): Encourage the preservation, restoration and reuse of designated historic buildings districts and landmarks.

Amend Policy L197 (renumbered to Policy LU217): ~~Allow designation of a commercial~~ Designate areas as landmark and special review districts, and improvements, sites or objects as City of Seattle landmarks, in order to protect, enhance, and perpetuate the individual historical or architectural identity of the area or improvement, site or object.; Recognizing that landmark designations help protect significant buildings historic resources and qualities that distinguish these areas resources, and encourage stability, rehabilitation, restoration, and planned development.

Amend Policy L198 (renumbered to Policy LU218): Allow development standards and design review to be adopted specifically for a designated landmark district, including guidelines that may specify design-related features allowed, encouraged, limited, or excluded from the district. Allow adopted guidelines to modify, exempt, or supersede the standards of the underlying ~~commercial~~ zone, although for elements not included in the landmark district guidelines, the standards of the existing ~~commercial~~ designation shall continue to apply.

7. Environment Element

Amend new Policy E11: Strive to continuously improve the City's environmental performance in operations including reducing resource and toxics use, reusing existing resources such as historic buildings, preventing pollution, minimizing waste, and protecting natural areas and biodiversity. To achieve this improvement, seek the commitment of employees, set targets, utilize innovative approaches, monitor and report on performance, engage management in addressing performance short of targets, and coordinate with other government entities.

Attachment 2

RESOLUTION 30662

A RESOLUTION establishing criteria for selecting proposed Comprehensive Plan amendments for review, and identifying proposed Comprehensive Plan amendments to be considered in 2004.

WHEREAS, the City of Seattle adopted a Comprehensive Plan (Ordinance 117221) in 1994; and

WHEREAS, the City Council adopted procedures in Resolution 30261 as amended by Resolution 30412 for amending the Comprehensive Plan, consistent with the requirements for amendment prescribed by the Growth Management Act, RCW 36.70A; and

WHEREAS, the adopted procedure provides that the City Council will identify those amendments that it will consider for adoption each year; and

WHEREAS, the City Council's decision to consider a proposed amendment does not constitute a decision or recommendation that the proposed amendment should be adopted nor does it preclude later Council action to add or delete an amendment for consideration; and

WHEREAS, the Growth Management Act envisions that Seattle complete a ten-year review and evaluation of its Comprehensive Plan no later than December 1, 2004; and

WHEREAS, this review and evaluation is likely to result in numerous proposed amendments to the Comprehensive Plan by the City; and

WHEREAS, several proposed amendments that carry over from previous years' reviews have not yet been considered; and

WHEREAS, proposed amendments were submitted by individuals, organizations and the City for consideration during 2004; and

WHEREAS, Resolution 30238 establishes a process and criteria for amending neighborhood plans, and encourages citizens who propose an amendment to a neighborhood plan to undertake public outreach with the affected community and demonstrate community support; and

WHEREAS, because of the large number of significant amendments proposed for the 2004 update of the Comprehensive Plan, the City Council will have a compressed schedule for review of the final amendments after they are proposed on August 2nd; and

WHEREAS, the City Council's Urban Development and Planning Committee held a public hearing on March 16, 2004, to take public testimony on the amendments proposed for consideration; NOW, THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING:

Section I. Criteria for Amendment Selection

The following criteria shall be used in determining which proposed Comprehensive Plan amendments will be given further consideration in 2004:

A. The amendment or policy is appropriate for the Comprehensive Plan:

- The amendment is not appropriate as a regulatory measure, and warrants a Comprehensive Plan amendment;
- The amendment is not better addressed as a budgetary or programmatic decision;
- The amendment is not better addressed through another planning process, such as neighborhood planning; or
- The Growth Management Act (GMA) mandates the amendment as part of the 10-year update.

B. The amendment is legal - the amendment meets existing state and local laws.

C. It is practical to consider the amendment:

- The timing of the amendment is appropriate and Council will have sufficient information necessary to make an informed decision.
- City staff will be able to conduct sufficient analysis and to develop policy and code language within the available time frame. (GMA requires that implementing regulations, if needed, be adopted at the same time as adoption of Comprehensive Plan policies.)
- The proposed amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council is interested in significantly changing existing policy.
- The amendment has not been recently rejected.

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- There has been a neighborhood review process to develop any proposed change to a neighborhood plan , or a neighborhood review process can be conducted prior to final Council consideration of the amendment.

Section II. Amendments to be Considered in 2004 Ten-year Update

The Executive should conduct additional public review and further develop the following amendments for City Council consideration as possible 2004 amendments to the Comprehensive Plan:

Amendments required for the ten-year review:

- A. Accommodate new targets for households and jobs for the period through 2024.
- B. Review of Environmentally Critical Areas policies and regulations to ensure consideration of the best available science.
- C. Update of technical appendices, including adding level-of-service standards for some state transportation facilities.

Amendments not required for the ten-year review:

- D. Add an Urban Village Strategy Element to describe the overall concept for managing growth (taking it out of the Land Use Element).
- E. Clarify the role and function of urban centers, hub urban villages and residential urban villages.
- F. Revise the Land Use Element to:
 - 1. Incorporate environmentally critical areas policies;
 - 2. Restructure Land Use Policies to improve readability and usefulness;
 - 3. Revise the policy regarding growth target monitoring and response (Policy L52);
 - 4. Incorporate amendments resulting from the review of policies and regulations for commercial areas; and
 - 5. Include a statement of the City's overall policy with respect to view protection.
- G. Designate South Lake Union as an Urban Center rather than a Hub Urban Village.
- H. Revise the Transportation Element to:
 - 1. Clarify the relationship between the Transportation Element of the Comprehensive Plan and the Transportation Strategic Plan (TSP), potentially moving the designation of street classifications to the TSP and establishing street design types in the Comprehensive Plan to promote improvements that support the urban village strategy;
 - 2. Reassess transportation mode split goals (goals for percentage of trips by mode of travel);

3. Designate corridors across the City for intermediate capacity transit and regional light rail improvements; and
 4. Add level-of-service standards for transit and non-motorized modes of travel.
- I. Revise the Neighborhood Planning Element to incorporate Northgate Neighborhood Plan goals and policies into the Comprehensive Plan.
 - J. Add goals and policies from the South Wallingford Neighborhood Plan.
 - K. Introduce into the Environment Element the concepts of ecosystem services (recognizing the value of natural systems for human benefit) and restorative development (development that gradually re-creates the functions of natural systems).
 - L. Add to the Environment Element goals and strategies for the long-term health of City creeks as part of overall watershed plans that include: reduce ongoing flooding and property damage caused by creek degradation; improve fish and wildlife habitat; maintain and enhance Seattle's water systems; improve water quality; reduce existing barriers for fish in creeks that can sustain them; promote salmon recovery, and pesticide reduction policies related to creeks.
 - M. Revise the definition of Puget Sound and Elliott Bay in the shoreline policies to include omitted elements.
 - N. Encourage or require that capital facilities improvements keep up with growth in population and employment.
 - O. More fully incorporate sustainability policies, including sustainability measures, in the Environment Element.
 - P. Amend the telecommunications policies to further address siting for cell towers in residential areas.
 - Q. Change the designation of properties within the North Rainier Hub Urban Village from single-family to multifamily, and designate Rainier Ave. S. as a "Principal Commercial Street." Prior to final Council consideration of this proposal, the proponents should conduct a neighborhood review process developed with the assistance of the City's Department of Planning and Development (DPD) and Department of Neighborhoods (DON).
 - R. Discuss in the introduction to the Environment Element the "Precautionary Principal." The "Precautionary Principle" in essence calls for acting on the side of protecting health and the environment when there is uncertainty about an environmental effect. The principle as proposed states "Where threats of serious or irreversible harm to people or nature exist, anticipatory action will be taken to prevent damages to human and environmental health, even when full scientific certainty about cause and effect is not available, with the intent of safeguarding the quality of life for current and future generations."
 - S. Amend the Ballard Interbay North Seattle Manufacturing/Industrial Center (BINMIC) Neighborhood Plan to discourage non-industrial public access projects on industrial street ends. Prior to final Council consideration of this

- proposal, the proponents should conduct a neighborhood review process developed with the assistance of the City's DPD and DON.
- T. Establish goals for the maximum percentage of employees in urban centers and villages that commute from outside of the City and for the percent of workers in urban centers and villages that live within the urban center or village, in order to encourage living closer to work.
 - U. Designate the block face on the north side of North 113th Street, between Meridian and Corliss Avenues, as appropriate for consideration of rezones from a single-family designation to Lowrise 1, in the Northgate Neighborhood Plan goals and policies. Prior to consideration of this proposal, the proponent should conduct a neighborhood review process developed with the assistance of the City's DPD and DON.
 - V. Create an overlay zone in the "North Bay" area of the BINMIC to support a wider range of future uses that are compatible with traditional maritime, manufacturing and industrial uses. Prior to consideration of this proposal:
 - 1. The Port of Seattle shall:
 - a) provide sufficient information and analysis to DPD for an environmental determination for the amendments,
 - b) provide a thorough analysis of future demand for and viability of the land for industrial uses,
 - c) demonstrate consistency of the proposal with City and County-wide policies for Manufacturing and Industrial Centers,
 - d) obtain assistance from the City's DPD and DON in developing the process for continuing neighborhood review, and
 - e) present, in draft form, code language, rezone proposals and rezone analyses to implement the amendments; and
 - 2. The City shall complete an Industrial Lands Strategy that considers the City's overall objectives for maintaining and attracting industrial jobs and the City's role within the regional context, before the Council's final consideration of the amendments.
 - W. Strengthen the goals and policies for historic preservation in the Cultural Resources Element, and add policies that encourage historic preservation in other appropriate Plan elements, including the Economic Development, Environment, Capital Facilities, Housing, Land Use, and Neighborhood Planning elements.

Section III. Amendments to be Deferred to 2005 Comprehensive Plan Amendments

The following proposed amendments should be referred for consideration as Comprehensive Plan amendments for 2005:

- A. Incorporate amendments resulting from central waterfront planning. Comprehensive Plan Amendments from central waterfront planning processes are unlikely to be ready for action in 2004.
- B. Remove the Washington Oregon Shippers Cooperative Association (WOSCA) site, at 801 First Avenue South, and the Frye Property at 6th Ave. S., south of Airport Way, from the Duwamish Manufacturing/Industrial Center and incorporate them into the Downtown Urban Center. Rezones and environmental review associated with the proposed Comprehensive Plan amendment are unlikely to be ready for action in 2004. Prior to consideration of this proposal, the proponent should conduct a neighborhood review process developed with the assistance of the City's DPD and DON, and submit the proposed rezones for review and analysis.
- C. Change the Future Land Use map to allow zoning changes from an Industrial Commercial (IC) designation to Neighborhood Commercial/Residential (NC/R) and Neighborhood Commercial (NC) designations in the International District Urban Center Village. The planning process of Interim (the party that proposed this amendment) to consider the future of the land in question and any subsequent rezone proposal will not be completed in time for consideration of a Comprehensive Plan amendment in 2004. Prior to consideration of this proposal, the proponent should conduct a neighborhood review process developed with the assistance of the City's DPD and DON, and submit the proposed rezones for review and analysis.
- D. Designate two new Potential Annexation Areas -- North Highline (between Seattle, Tukwila, SeaTac and Burien) and West Hill (between Seattle, Tukwila and Renton). It is expected that these amendments will not be ready for action in 2004. Consideration of these Potential Annexation Areas will depend on Council receiving sufficient information to review this issue and Council and Council Staff involvement in related regional negotiations and discussions. The City Council's Government Affairs and Labor Committee will develop a resolution that indicates what constitutes sufficient information, including any conditions that must be satisfied prior to Council consideration of these amendments.

Section IV. **Amendments not to be Considered Further**

The following amendments shall not be considered further as Comprehensive Plan amendments.

- A. Respond to a review of the Neighborhood Planning Element by the Neighborhood Planning Implementation Advisory Committee, as recommended by the Planning Commission and Council. This amendment is no longer

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practical to consider. The Neighborhood Planning Implementation Advisory Committee did not conduct such a review and is no longer in existence.

- B. Rezone certain property in Rainier Beach from Single Family 7200 to Single Family 5000. This proposal is not appropriate as a Comprehensive Plan amendment because this is a proposed rezone. This type of rezone is a regulatory change that does not require a Comprehensive Plan amendment.
- C. Amend the Shoreline Master Program to limit the number of days and hours in which tall cruise ships can tie up at the Bell Street pier. This proposal is not appropriate as a Comprehensive Plan amendment because this is a proposed change in specific Land Use Code regulations.
- D. Amend the Shoreline Master Program to amend height limits for view and shoreline protection. This proposal is not appropriate as a Comprehensive Plan amendment because this is a proposed change in specific Land Use Code regulations.

Section V. The Council may defer until the 2005 amendment cycle any amendments that are not required in the ten-year review and for which the Mayor's recommendation, associated legislation and adequate analysis are not submitted to the Council by August 2nd, 2004. The Executive is requested to work with City Council committees and meaningfully involve Council Staff, including sharing draft documents, as continued public review and development of amendments continues through August of this year.

Adopted by the City Council the _____ day of _____, 2004, and signed by me in open session in authentication of its adoption this _____ day of _____, 2004.

President of the City Council

THE MAYOR CONCURRING:

Greg Nickels, Mayor

Filed by me this _____ day of _____, 2004.

Morgan/Herzfeld - April 19, 2004



City Clerk